

**Marijuana Study Group**  
**October 10, 2018**  
**2:30 p.m. – 4:00 p.m.**  
**Arlington Town Hall, First Floor Conference Room**  
**MEETING SUMMARY**

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Attendees: Sarah Augood, Christine Bongiorno, Andrew Bunnell, Kristina Cairns, Adam Chapdelaine, Paul Czech, Dan Dunn, Doug Heim, Joe Moen, Jenny Raitt, Jordan Weinstein, Erin Zwirko

Guests: Natasha Waden, Captain Julie Flaherty, Representatives from Apothca

Jennifer Raitt welcomed the members to the first meeting of the Marijuana Study Group. Being the inaugural meeting, the members provided an introduction to each other to begin the meeting.

Jenny indicated that Erin Zwirko would provide an overview of the research completed to date. Erin had prepared a memorandum which outlined the research methodology for the development of the amendment. She explained that since the community voted in favor of the ballot question in 2016, if the community desired to ban or limit adult-use marijuana establishments, a ballot question must be included at a regular or special election. Erin also provided some information on what other communities are doing to develop zoning for the use. Based on the research it was clear that many communities were creating new use categories for the different types of marijuana establishments, requiring a special permit, requiring a cap on the number of special permits, and imposing a density buffer. Using that information, Erin explained how she developed the proposed amendments.

The Group then discussed the proposed amendments. Erin provided an overview of each section. New definitions are proposed for Section 2, Definitions, as well as a revision to the existing definition of Medical Marijuana Treatment Centers. The wording for the definitions comes from the state regulations. Erin explained that marijuana establishments would be subject to an Environmental Design Review Special Permit from the Arlington Redevelopment Board in the same way that Medical Marijuana Treatment Centers require the same Special Permit.

Erin then explained that she reviewed the existing use categories that are most similar to the uses described in the regulations (i.e., marijuana retailers, marijuana research and testing facilities, marijuana production facilities). As a result, the B1 and B2 zoning districts were eliminated from consideration for all types of marijuana uses, as these two zoning districts are described as neighborhood business districts that might be located within primarily residential districts. Marijuana production facilities are further limited to only the B4 and I districts due to the similar existing use categories already in the Zoning Bylaw.

Finally, Erin explained the other elements of the proposed amendment including the buffer around k-12 public and private schools, the density limitation, and the proposed cap on the number of establishments. The state regulations allow a 500-foot buffer from k-12 public and private schools. Municipalities can reduce this buffer, but cannot increase it. Doug Heim, Town Counsel, recommended that the buffer be written into the amendment for clarity sake. The Group discussed whether other land uses could be included in a buffer, such as youth-oriented land uses, and what the best practices are related to additional buffers. The density limitation is proposed to be 2,000 feet, which when measured off of the existing Medical Marijuana Treatment Center, would limit one dispensary to Arlington Center. Finally, the proposed amendment includes a cap on the number of marijuana retailers to 20% of the number of off-premises alcohol consumption licenses, which was recently increased to 6 by Town Meeting but is pending special legislation.

The Study Group agreed that the amendments were heading in the right direction. However, many of the members wanted to see the inclusion of other land uses in a buffer zone, especially the public libraries, public recreational facilities, and day cares. The Study Group agreed to hold a second meeting on October 17 at 8 AM.

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